



200004250060

Kathy Hill, Skagit County Auditor

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COVER SHEET FOR RECORDING DOCUMENTS

Return to: City of Mount Vernon
Post Office Box 809
Mount Vernon, Washington 98273

DOCUMENT TITLE: EASEMENT

GRANTORS: PEOPLES BANK

GRANTEES: CITY OF MOUNT VERNON

ABBREVIATED LEGAL DESCRIPTION: Portion of Lot 1b, Binding Site Plan No.
MV-1-94, recorded May 31, 1994, Volume
11 of Short Plats, Pg. 77, File No.
9405310129, records of Skagit County
ADDRESS: 1801 Riverside Drive

COMPLETE LEGAL DESCRIPTION ON PAGES: 2

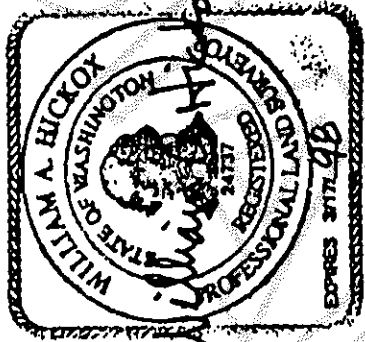
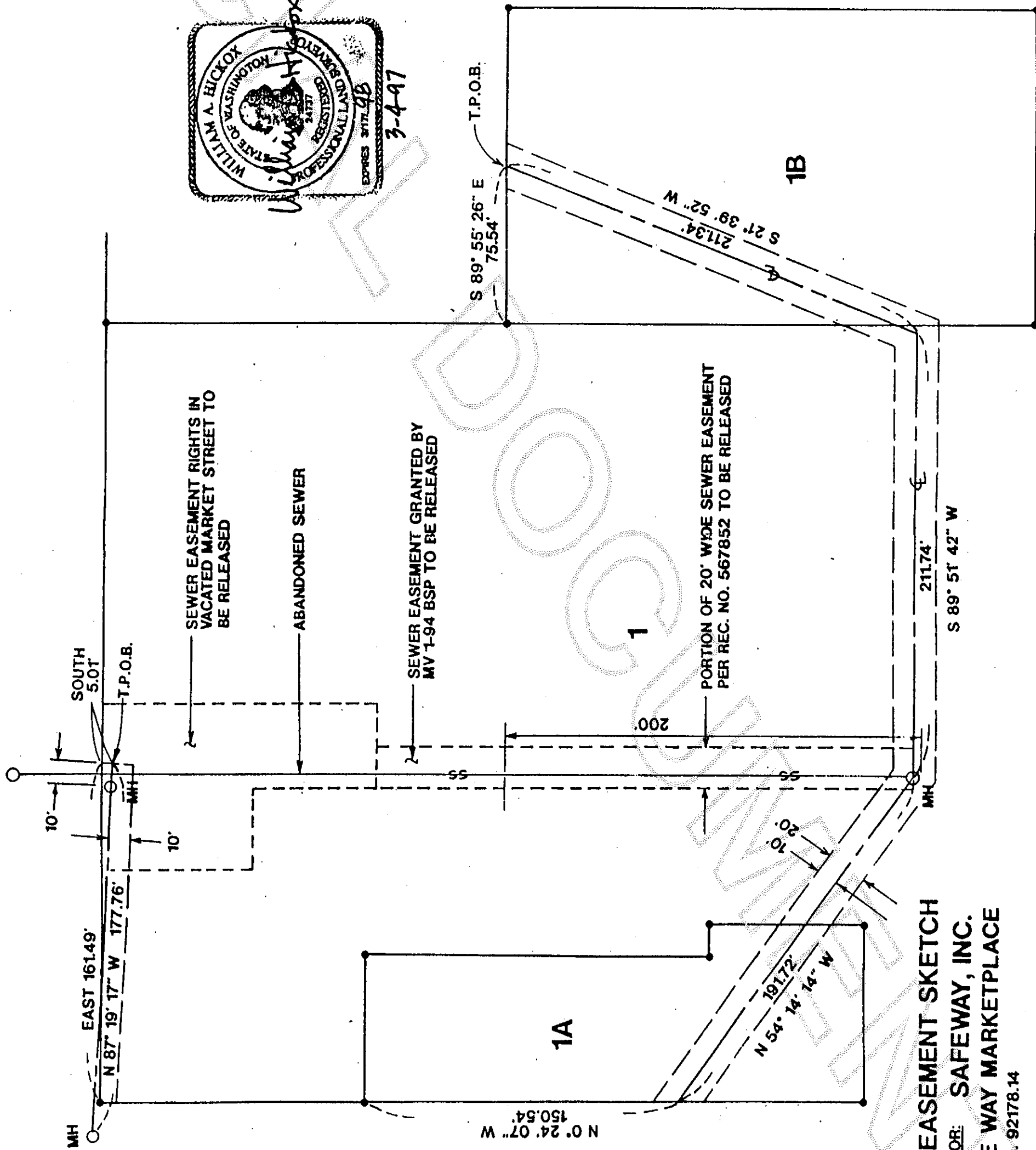
ASSESSOR'S PARCEL/TAX ID NUMBER: Tax ID No.: 107479
Parcel No.: 8005-000-001-0000



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SEWER EASEMENT SKETCH

PREPARED FOR: SAFEWAY, INC.

COLLEGE WAY MARKETPLACE

BRH JOB NO. 92178.14

1997

RETURN TO:
City of MV
P.O. Box 809
Mount Vernon, WA
98273

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that PEOPLES BANK, a Washington corporation for the consideration of the betterment of the community with no monetary consideration, hereby do forever grant unto the CITY OF MOUNT VERNON, a municipal corporation of Skagit County, State of Washington, referred to herein as the City, a permanent easement over, under, across and along the full width and length of the premises described as follows, to-wit:

see "Exhibit A"

with right, privilege and authority, to said City, to construct, or cause to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, with all appurtenances incident thereto or necessary therewith, in, under and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the use of said sanitary sewage facilities, or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

THE GRANTOR SHALL refrain from constructing improvements such as buildings, fences and signs.

THERE IS RESERVED TO THE GRANTOR, his heir and assigns, the right and privilege to use the above-described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the Grantee, its successor and assigns, of the rights and privileges herein granted.

THE CITY SHALL, be responsible for operating and maintaining the above described sanitary sewage facilities.

THE CITY SHALL, upon each and every occasion that the sanitary sewage facilities are constructed, maintained, replaced, reconstructed, or removed, restore the premises of the Grantors, existing electrical facilities and parking lot improvements disturbed by the City, to as good condition as they were in prior to any such installation of work, but if not practicable, then pay the Grantors reasonable compensation.

Dated this 13th day of August, ~~1998~~ 1999

James H. Campfield J.

Ruben D. [Signature]

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 25 2000



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Amount Paid \$
Skagit County Treasurer
By: *[Signature]* Deputy

"EXHIBIT A"

PEOPLES BANK SEWER EASEMENT DESCRIPTION

THAT PORTION OF LOT 1B CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV 1-94 BSP, APPROVED MAY 31, 1994, AND RECORDED MAY 31, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 77, UNDER RECORDING NO. 9405310129, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, HAVING 10.00 FEET OF SUCH WIDTH ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1B, THENCE SOUTH 89°55'26" EAST 75.54 FEET ALONG THE NORTH LINE THEREOF TO THE NORTHEASTERLY PROLONGATION OF AN 8-INCH DIAMETER SEWER MAIN AND THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE SOUTH 21°39'52" WEST 211.34 FEET ALONG SAID PROLONGATION AND SEWER MAIN TO THE CENTER OF A MANHOLE;
THENCE SOUTH 89°58'42" WEST 211.74 FEET ALONG AN 8-INCH DIAMETER SEWER MAIN TO THE CENTER OF A MANHOLE;
THENCE NORTH 54°14'14" WEST 191.72 FEET ALONG AN 8-INCH DIAMETER SEWER MAIN TO THE WEST LINE OF SAID LOT 1A AND THE TERMINUS OF SAID CENTERLINE AND FROM SAID TERMINUS THE NORTHWEST CORNER OF LOT 1A OF SAID BINDING SITE PLAN BEARS NORTH 00°24'07" WEST, 150.54 FEET DISTANT;

THE SIDELINES OF THIS EASEMENT SHALL BE SO SHORTENED OR LENGTHENED SO AS TO MEET AT ANGLE POINTS AND TERMINATE IN NORTH LINE OF SAID LOT 1B AND IN WEST LINE OF SAID LOT 1B;

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.



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STATE OF Washington)
) ss
COUNTY OF Wraton)

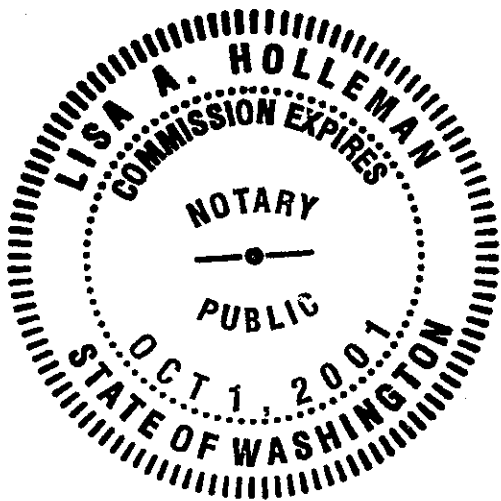
On this 13th day of August, ~~1998~~ ¹⁹⁹⁹, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Galen Cosler and Lennis Campbell, Jr. to me known to be the Vice President & Facilities and VP & Credit Administrator of PEOPLES BANK, the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they ^{were} ~~was~~ authorized to execute the said instrument and that ~~the seal affixed is the corporate seal of said corporation.~~ The State of Washington does not require corporations to have a seal.

Witness my hand and official seal hereto affixed the day and year first above written.

Lisa A. Holleman
Notary Public in and for the State of Washington

Residing at Sumas

My commission expires 10-01-01



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